September 2, 2016

Community & Economic Development C. E. "Chip" Vincent, Administrator

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: <u>ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION</u>

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on August 29, 2016:

SEPA DETERMINATION: Determination of Non-Significance (DNS)

PROJECT NAME: Unit Lot Subdivisions
PROJECT NUMBER: LUA16-000655, ECF

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on September 16, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-6576.

For the Environmental Review Committee,

Paul Hintz Senior Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region Larry Fisher, WDFW Duwamish Tribal Office US Army Corp. of Engineers

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE (DNS)

PROJECT NUMBER: LUA16-000655, ECF

APPLICANT: City of Renton

PROJECT NAME: Unit Lot Subdivisions

PROJECT DESCRIPTION: The applicant is requesting Environmental (SEPA) Review for new regulations/standards for "Unit Lot Subdivisions," which would allow the subdivision of land underlying townhouse units in the R-10, R-14, and RMF Zones. The process would follow existing subdivision procedures detailed in RMC 4-7-070 and 4-7-080 depending on the number of "unit lots" proposed. However, the proposed code would intentionally allow non-conforming lots to be created. Each unit lot would only be required to include land underlying an individual townhouse dwelling unit and any associated private yard. Therefore, lot area, lot depth, lot width, building and impervious coverage limits, and yard setbacks of RMC 4-2-110.A would not be applied to unit lots. However, all standards of RMC 4-2-110.A would apply to the "Parent Site" (the original lot within which unit lots are created). Vehicle access for unit lot townhouse development would have to meet standards for public streets or those for a "unit lot drive," which would require 20 feet of paved roadway, standard curb on both sides, and an eight-foot wide landscaping strip and five-foot wide sidewalk on one side. Ownership (public or private) of unit lot drives would be decided on a case-by-case basis upon determination of the Public Works Administrator or desginee.

PROJECT LOCATION: Citywide

LEAD AGENCY: City of Renton

Environmental Review Committee

Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This Determination of Non-Significance is issued under WAC 197-11-340. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on September 9, 2016. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE: September 2, 2016

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



DATE OF DECISION:

August 29, 2016

SIGNATURES:

Public Works Department

Mark Peterson, Administrator

Fire & Emergency Services

8/29/16 Date

Kelly Beymer, Administrator

Community Services Department

C.E. "Chip" Vincent, Administrator

Department of Community &

Economic Development



OF ENVIRONMENTAL DETERMINATION

ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE (DNS)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: PROJECT NUMBER: Unit Lot Subdivisions LUA16-000655, ECF

Citywide

LOCATION:

Description: THE APPLICANT IS REQUESTING ENVIRONMENTAL (SEPA) REVIEW FOR NEW REGULATIONS/STANDARDS FOR "UNIT LOT SUBDIVISIONS," WHICH WOULD ALLOW THE SUBDIVISION OF LAND UNDERLYING TOWNHOUSE UNITS IN THE R-10, R-14, AND RMF ZONES. THE PROCESS WOULD FOLLOW EXISTING SUBDIVISION PROCEDURES DETAILED IN RMC 4-7-070 AND 4-7-080 DEPENDING ON THE NUMBER OF "UNIT LOTS" PROPOSED. HOWEVER, THE PROPOSED CODE WOULD INTENTIONALLY ALLOW NON-CONFORMING LOTS TO BE CREATED. EACH UNIT LOT WOULD ONLY BE REQUIRED TO INCLUDE LAND UNDERLYING AN INDIVIDUAL TOWNHOUSE DWELLING UNIT AND ANY ASSOCIATED PRIVATE YARD. THEREFORE, LOT AREA, LOT DEPTH, LOT WIDTH, BUILDING AND IMPERVIOUS COVERAGE LIMITS, AND YARD SETBACKS OF RMC 4-2-110.A WOULD NOT BE APPLIED TO UNIT LOTS. HOWEVER, ALL STANDARDS OF RMC 4-2-110.A WOULD APPLY TO THE "PARENT SITE" (THE ORGINAL LOT WITHIN WHICH UNIT LOTS ARE CREATED). VEHICLE ACCESS FOR UNIT LOT TOWNHOUSE DEVELOPMENT WOULD HAVE TO MEET STANDARDS FOR PUBLIC STREETS OR THOSE FOR A "UNIT LOT DRIVE," WHICH WOULD REQUIRE 20 FEET OF PAVED ROADWAY, STANDARD CURB ON BOTH SIDES, AND AN EIGHT-FOOT WIDE LANDSCAPING STRIP AND FIVE-FOOT WIDE SIDEWALK ON ONE SIDE. OWNERSHIP (PUBLIC OR PRIVATE) OF UNIT LOT DRIVES WOULD BE DECIDED ON A CASE-BY-CASE BASIS UPON DETERMINATION OF THE PUBLIC WORKS ADMINISTRATOR OR DESGINEE.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION DOES NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on September 16, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, A PUBLIC HEARING WILL BE SET AND ALL PARTIES NOTIFIED.

FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION